



COSGRAY COMMONS

DUBLIN, OH / PRELIMINARY DEVELOPMENT PLAN / JANUARY 2026

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COSGRAY COMMONS

Preliminary Development Plan Narrative
City of Dublin, Ohio

PROJECT OVERVIEW

Cosgray Commons is a proposed mixed-use development on a +/- 44-acre site located between Route 161, Cosgray Road, and University Boulevard. The property is currently agricultural and is proposed to be rezoned and developed through a Preliminary Development Plan to establish a new mixed-use center. The plan anticipates approximately 3.5 million square feet of development organized as a walkable, employment-anchored district that supports long-term growth along the corridor between Dublin and Plain City.

RELATIONSHIP TO SURROUNDING CONTEXT

The site represents a transition from rural land to an emerging urban environment. To the east is the Ohio University Heritage College of Osteopathic Medicine, and to the south is Sports Ohio, a major regional recreation destination. Route 161 serves as a primary regional connection, while Cosgray Road provides local access. The development is positioned to support these adjacent uses by providing housing, hospitality, retail, and employment space within a coordinated urban framework that aligns with the City's long-term plans for this area.

CONSISTENCY WITH ADOPTED PLANS

Cosgray Commons aligns with the City of Dublin's long-range planning goals for mixed-use development, employment growth, housing diversity, and innovation-oriented districts. The plan supports the Dublin Framework Plan's vision for a vibrant knowledge-based community by locating a walkable mix of uses adjacent to education, research, and transportation corridors. The proposed rezoning and PDP establish an intentional evolution of this site consistent with that vision.

SITE ORGANIZATION AND URBAN FRAMEWORK

The development is organized around a connected network of internal streets rather than isolated building pods. A central greenway and pedestrian bridge form the organizing spine of the site, linking major destinations and creating a clear sense of place. Primary and secondary streets provide access and frontage for buildings, with hospitality, office, retail, and residential uses arranged to support active streets and public spaces.

LAND USE MIX

The plan includes two hotels and a conference center, office and employment uses including research, medical and knowledge-oriented space, a market and retail hub, and a range of residential options including multifamily, townhomes, and condominiums. This mix supports complementary demand cycles, allowing the district to function throughout the day and evening while maintaining efficient use of land and infrastructure.

CIRCULATION AND INFRASTRUCTURE

Access is provided from Route 161, Cosgray Road, and University Boulevard, with internal streets designed to distribute traffic and minimize cut-through movement. Pedestrian-first streets prioritize walkability while maintaining efficient vehicular access. The PDP framework aligns with planned public infrastructure improvements identified by the City, including anticipated upgrades to Campus Drive, University Boulevard, and Cosgray Road, allowing development to occur in coordination with long-term transportation investments.

PUBLIC REALM, OPEN SPACE, AND WALKABILITY

Open space and landscape design are central to the Cosgray Commons framework. A continuous greenway serves as the primary organizing element and connects major destinations across the site. Streetscapes, gateways, buffers, and edge treatments establish a clear identity and provide appropriate transitions to surrounding properties. Pocket parks, pocket plazas, and landscaped pedestrian corridors are distributed throughout the development to support daily use, stormwater management, and long-term placemaking. These spaces create a walkable, attractive environment for residents, workers, students, and visitors.

ARCHITECTURE AND MASSING

Buildings will vary in height and form to avoid large, monolithic structures and create a human-scaled environment. High-quality, durable materials consistent with Dublin's architectural character will be used throughout the development. Parking, service, and mechanical areas will be screened and integrated into the overall design.

PARKING AND SERVICING

Parking will be provided primarily in structured garages and shared across uses to reflect differing peak demand times. Service and loading areas will be clearly defined and separated from primary pedestrian areas to maintain a safe and attractive public realm.

FLEXIBILITY AND PHASING

The PDP establishes a flexible framework that allows development to occur in phases as market conditions and infrastructure investments evolve, while maintaining a consistent vision for quality and urban form. Ongoing coordination with City staff and stakeholders will continue throughout future phases.

MASTER PLAN VISION

A NATIONAL DESTINATION FOR LIVE/WORK/PLAY THAT WILL PROMOTE ECONOMIC + CULTURAL GROWTH FOR THE CITY OF DUBLIN AS WELL AS THE IMMEDIATE NEIGHBORHOOD.



MULTI-GENERATIONAL AND MULTI-USE AMENITY

- Focus on community programming and retail services
- Explore potential connectivity with SportsOhio and other neighboring businesses
- Use a variety of residential types to create a diverse and uniquely local residential community
- Include a mix of passive and active recreational spaces



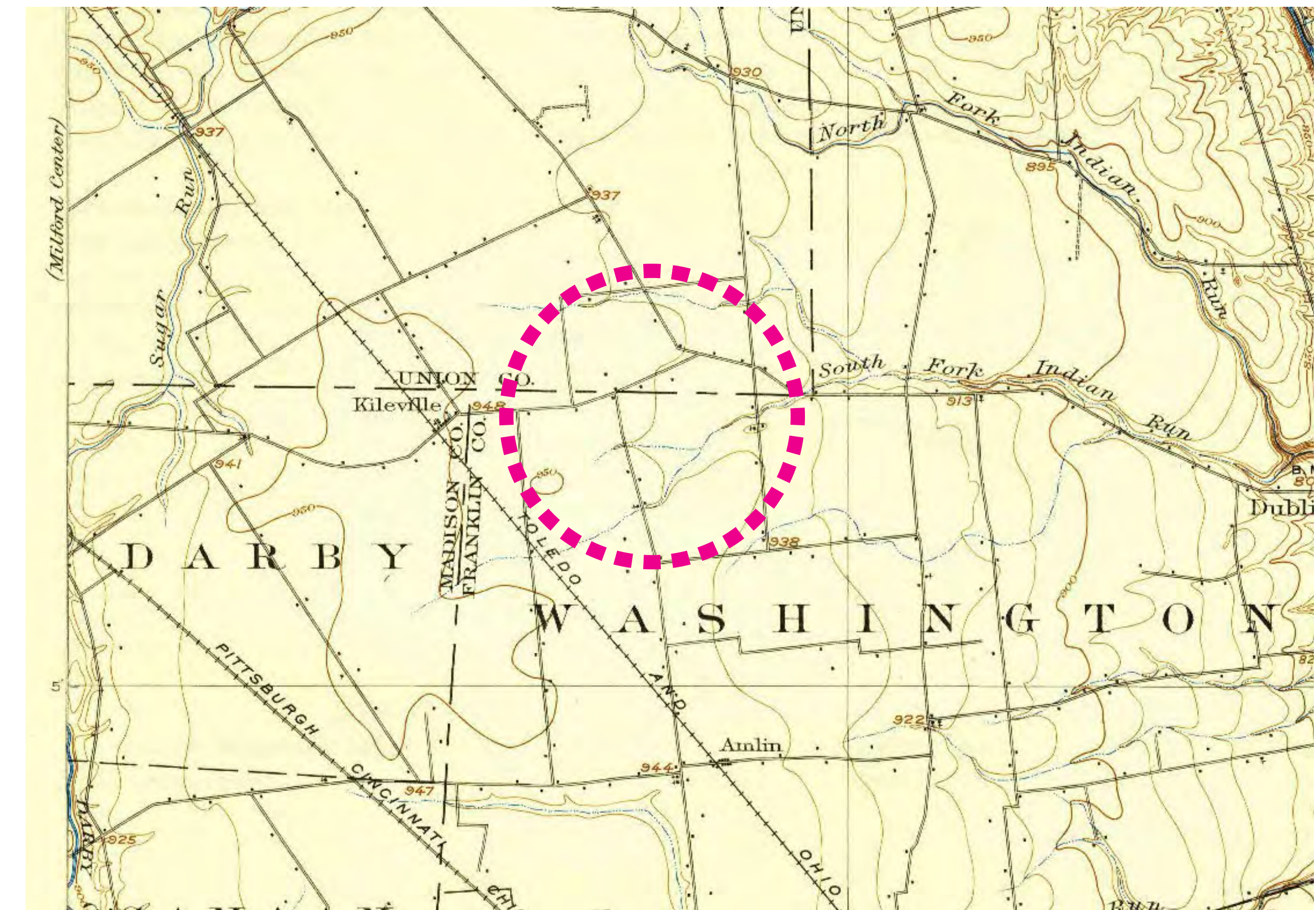
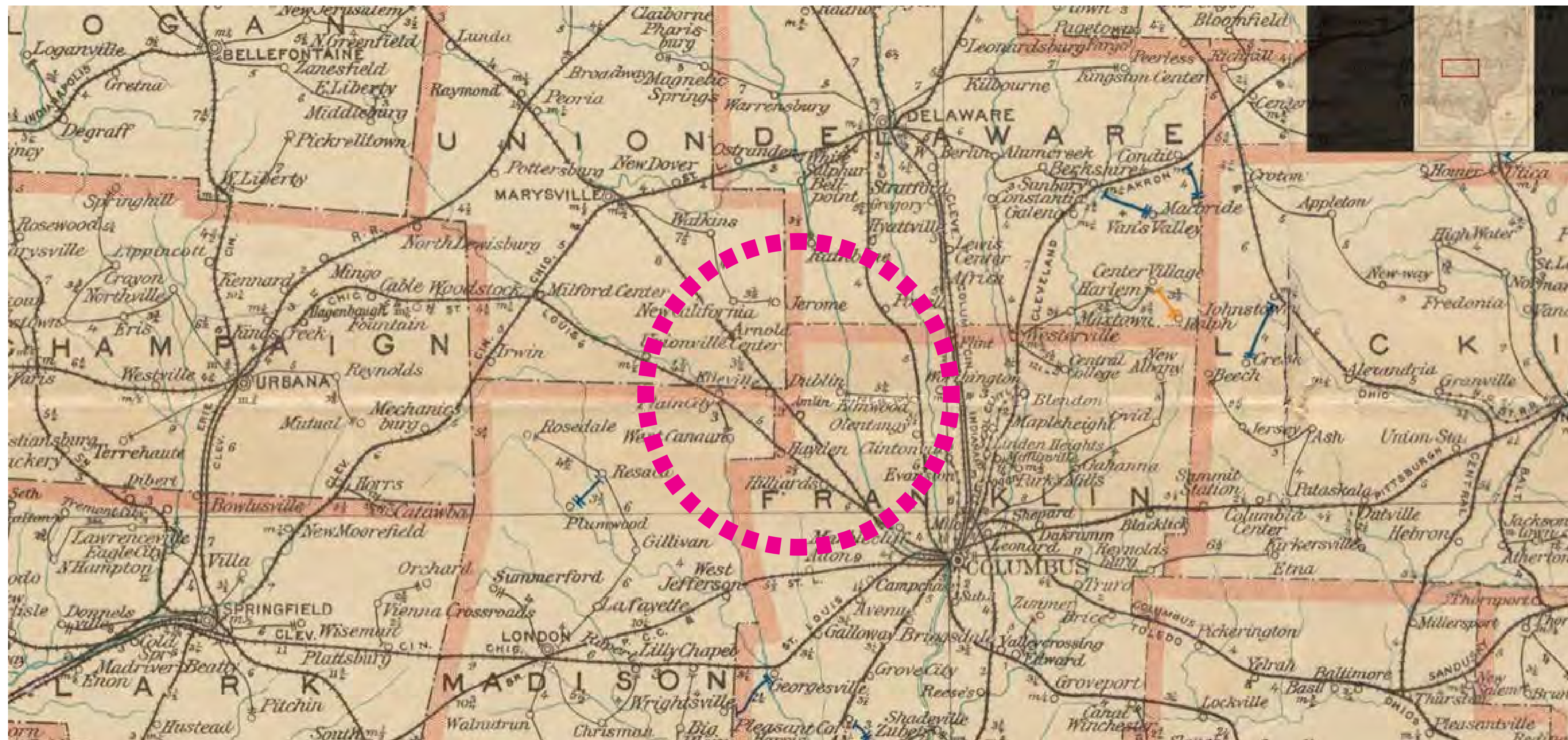
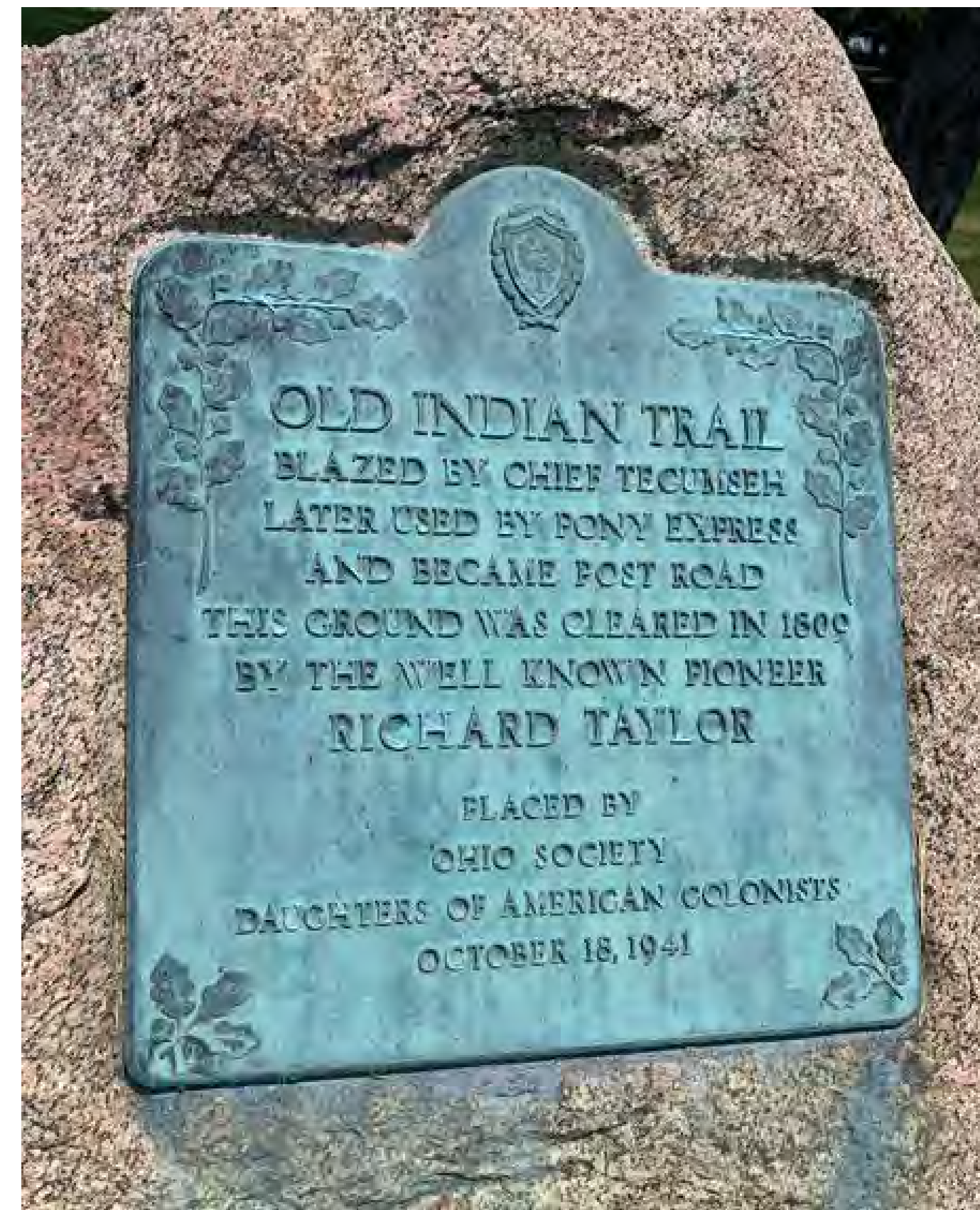
REGIONAL ECONOMIC STIMULUS

- Plan for long-term economic sustainability
- Promote regional support for economic activities in coordination with greater Dublin
- Inspire, retain, and attract young talent through an enhanced quality of life
- Add varied residential options, amenities and services



HOMEGROWN AND AUTHENTIC COMMUNITY

- Kindle a 'neighborhood' feel, both emotionally and functionally
- Incorporate a community gathering space that embodies civic qualities
- Promote elements of live, work and play.

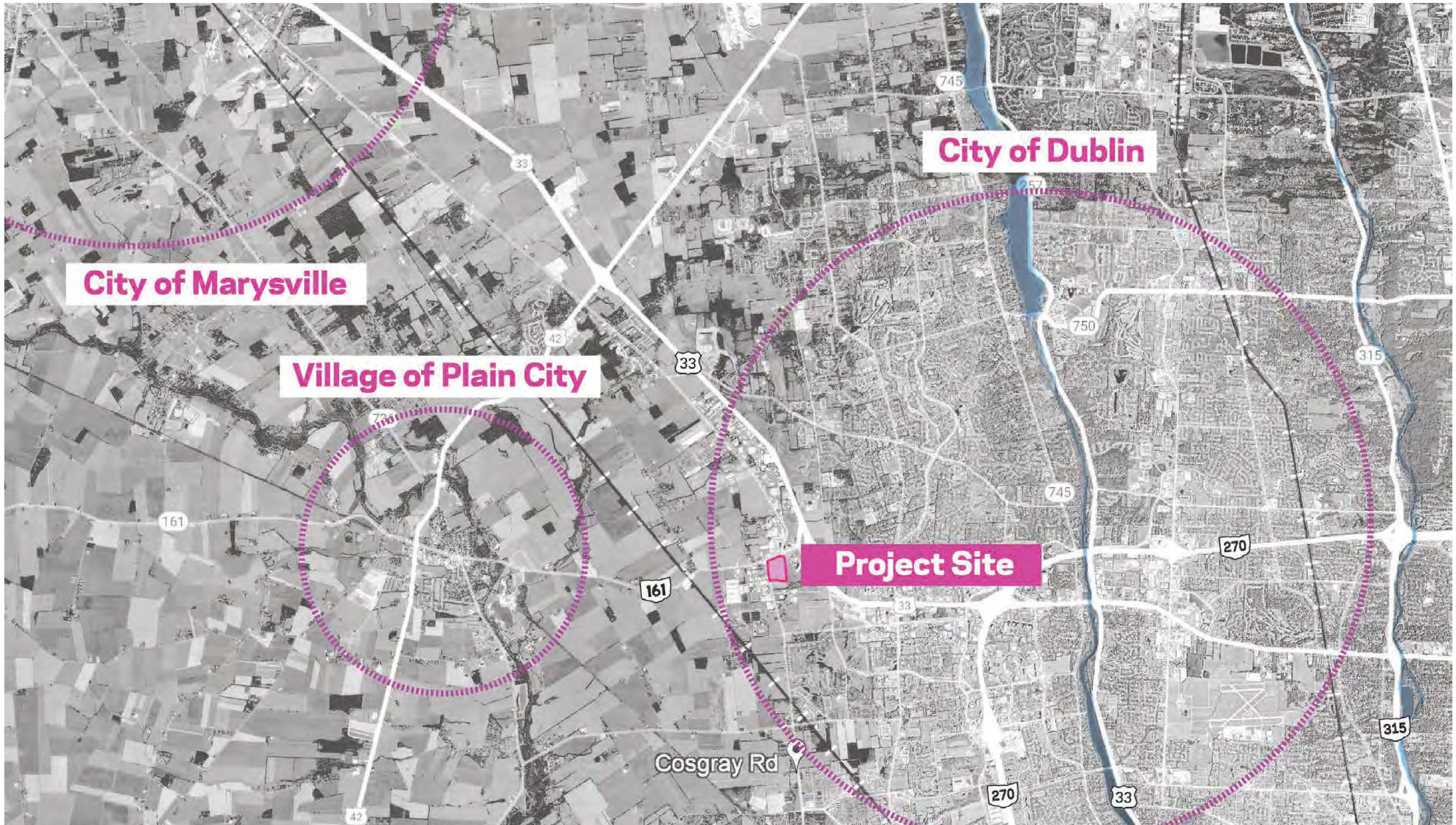


Note: Presented drawings are for planning purposes only.
Preliminary design areas and heights subject to final development plan.

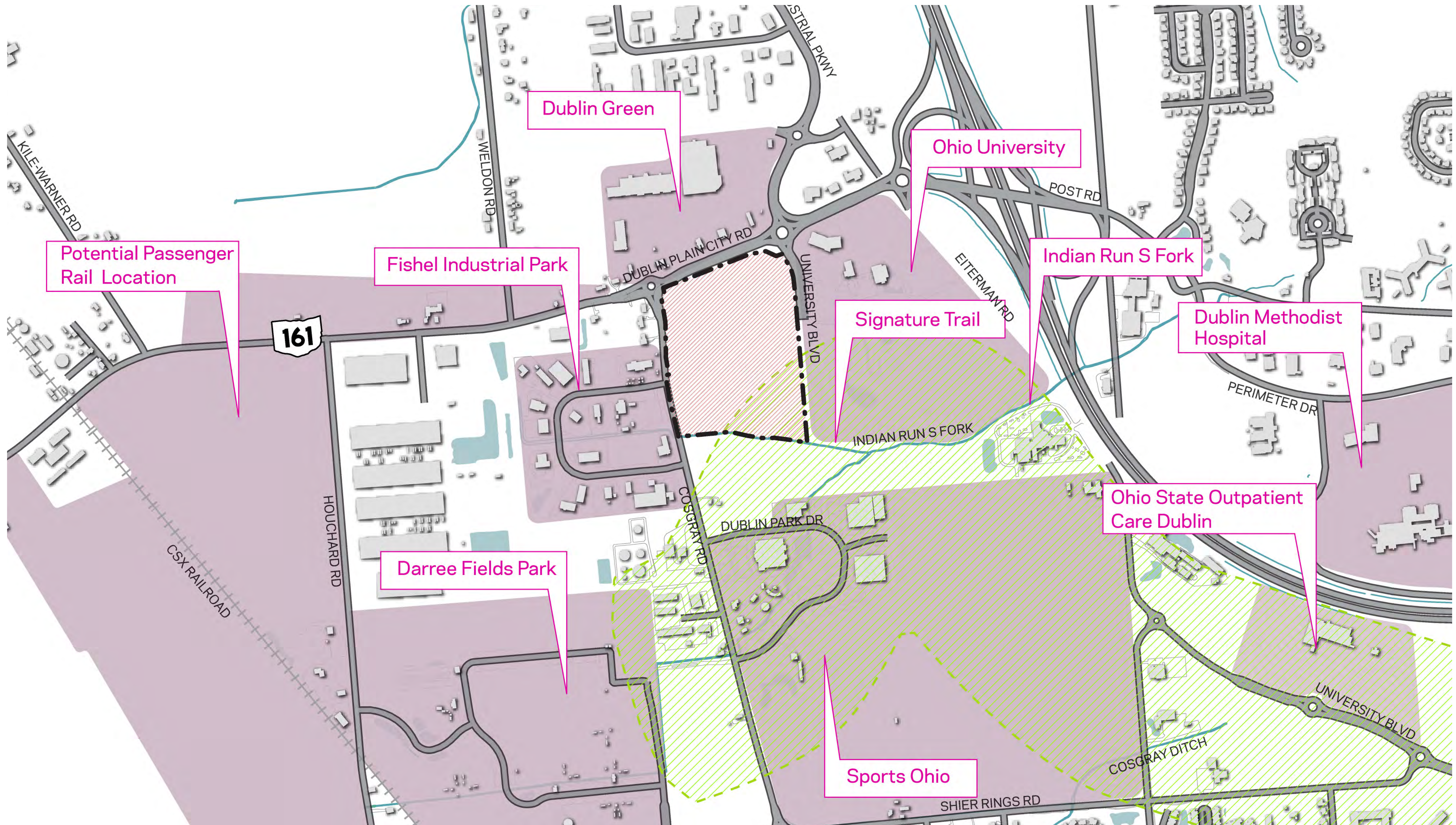


PDP SUBMISSION SITE DIAGRAMS

COSGRAY COMMONS PDP / JANUARY 2026



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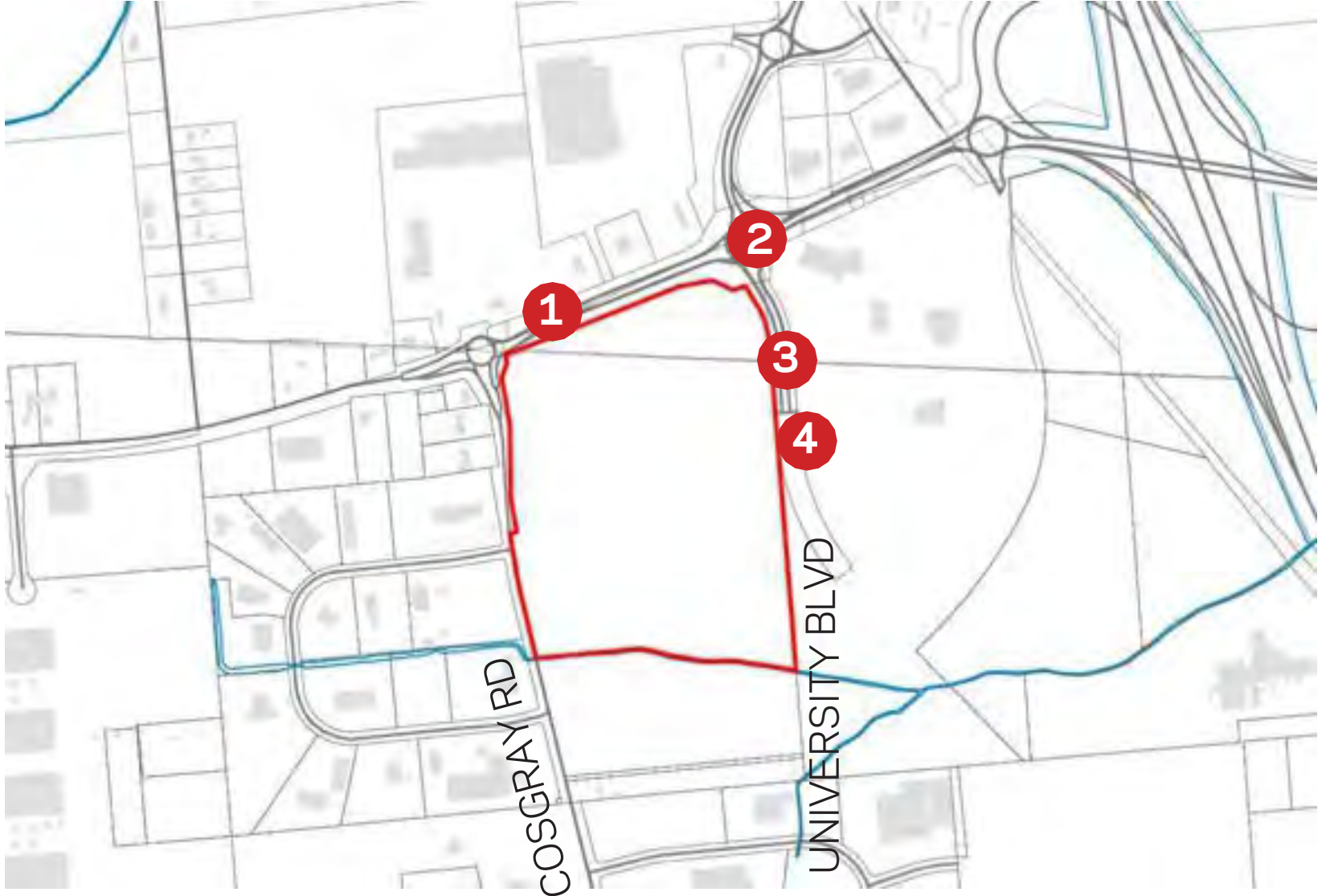
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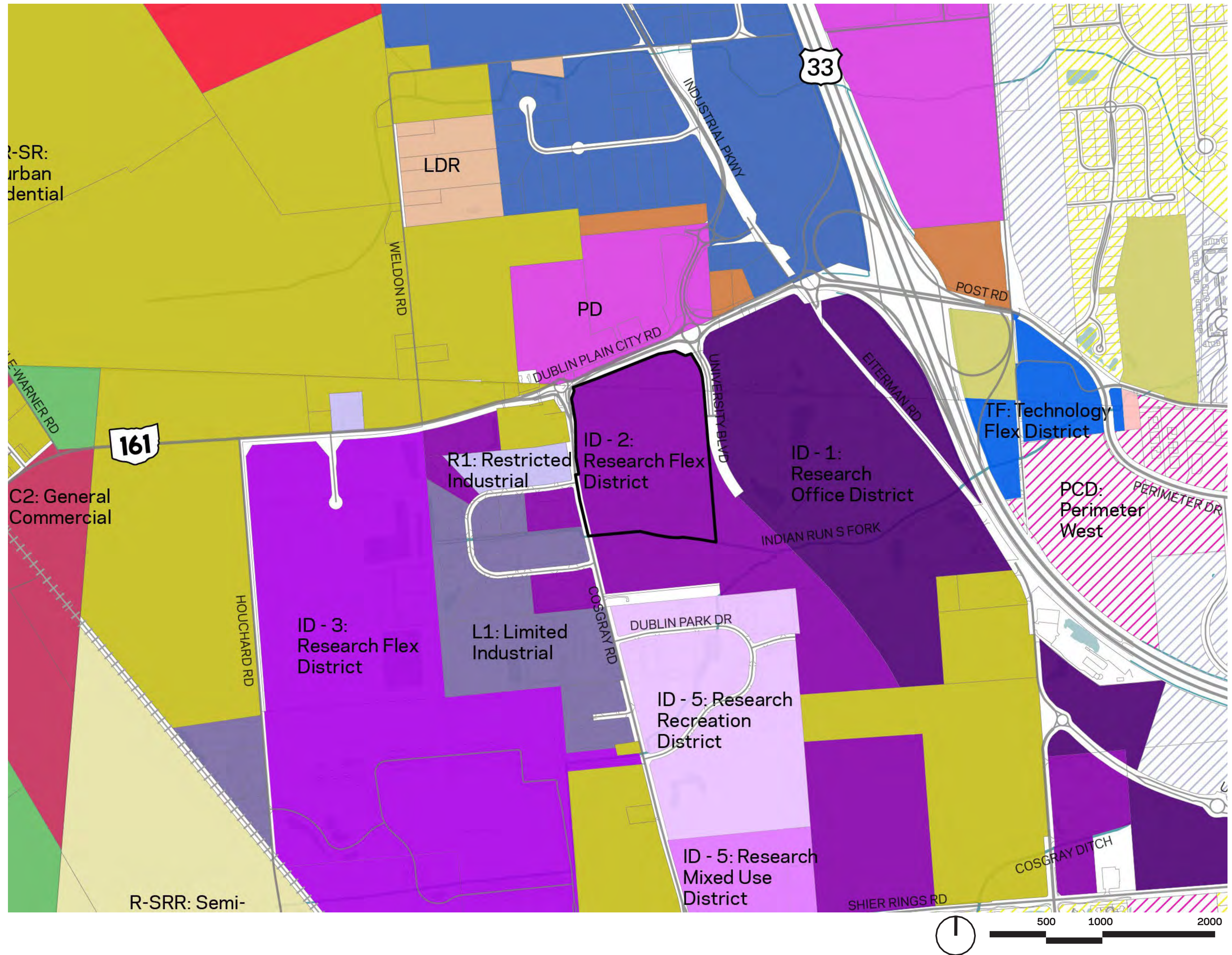
* EXISTING STREET ROW

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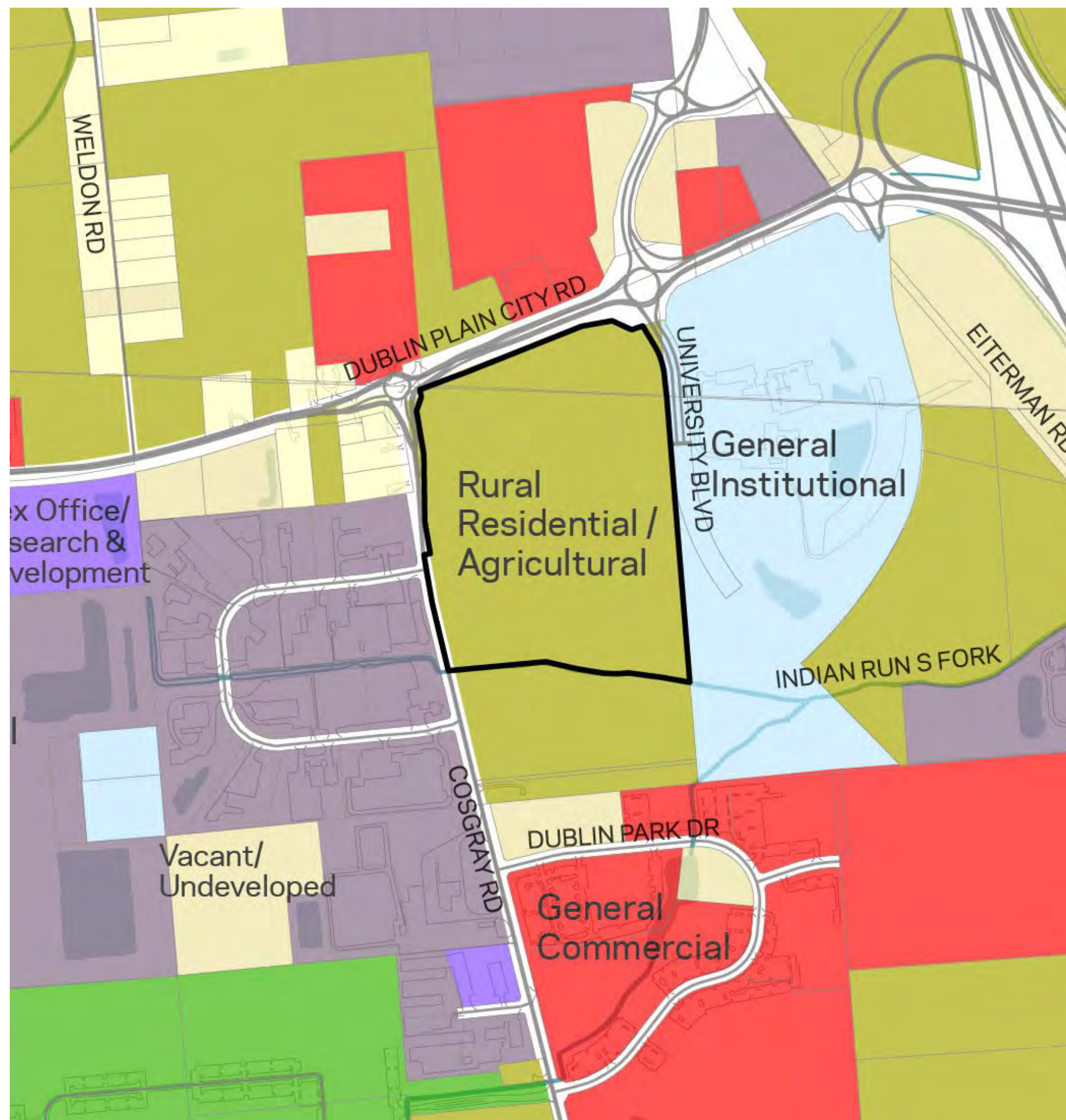
SITE DRAWINGS | EXISTING CONDITION



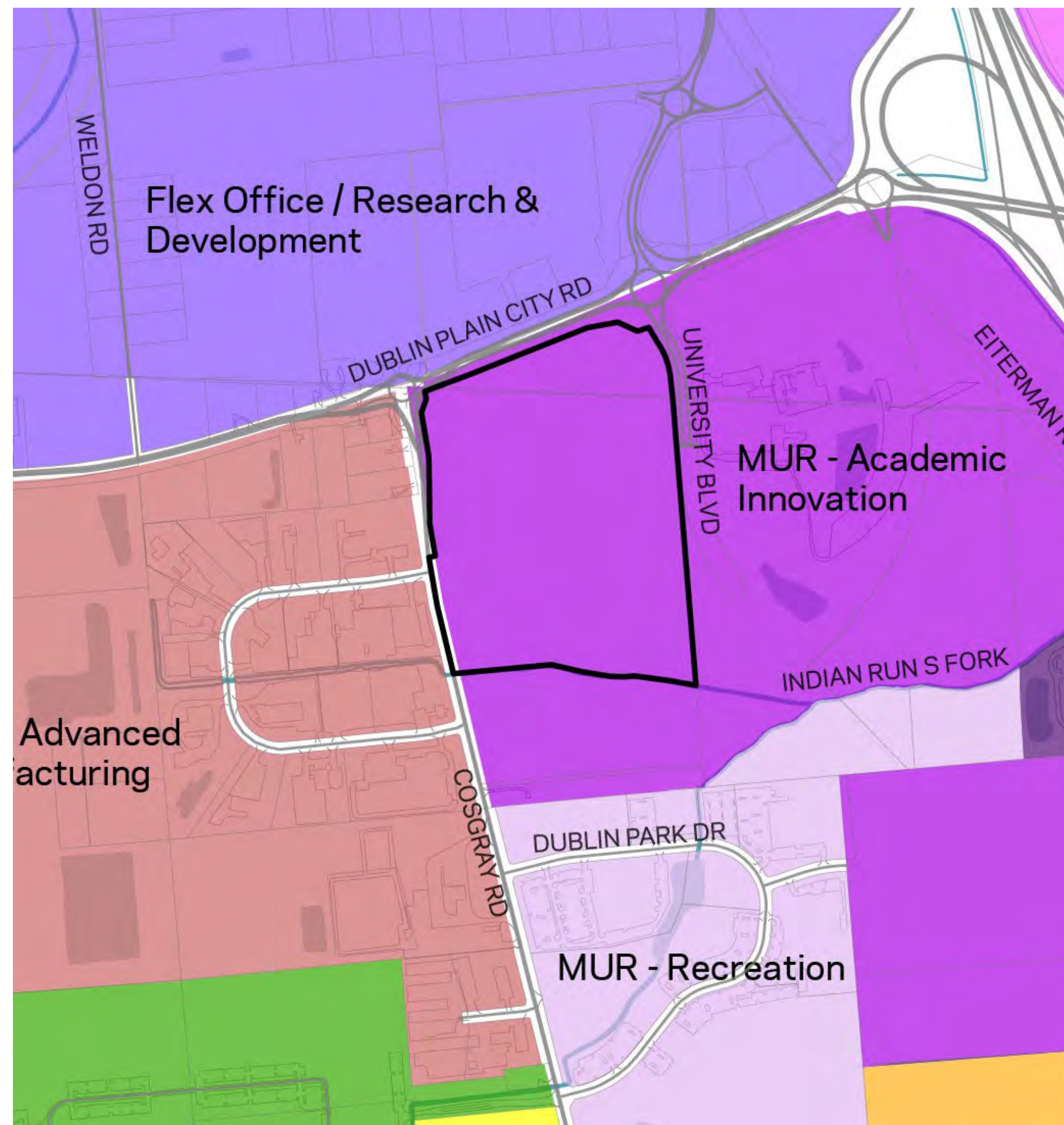
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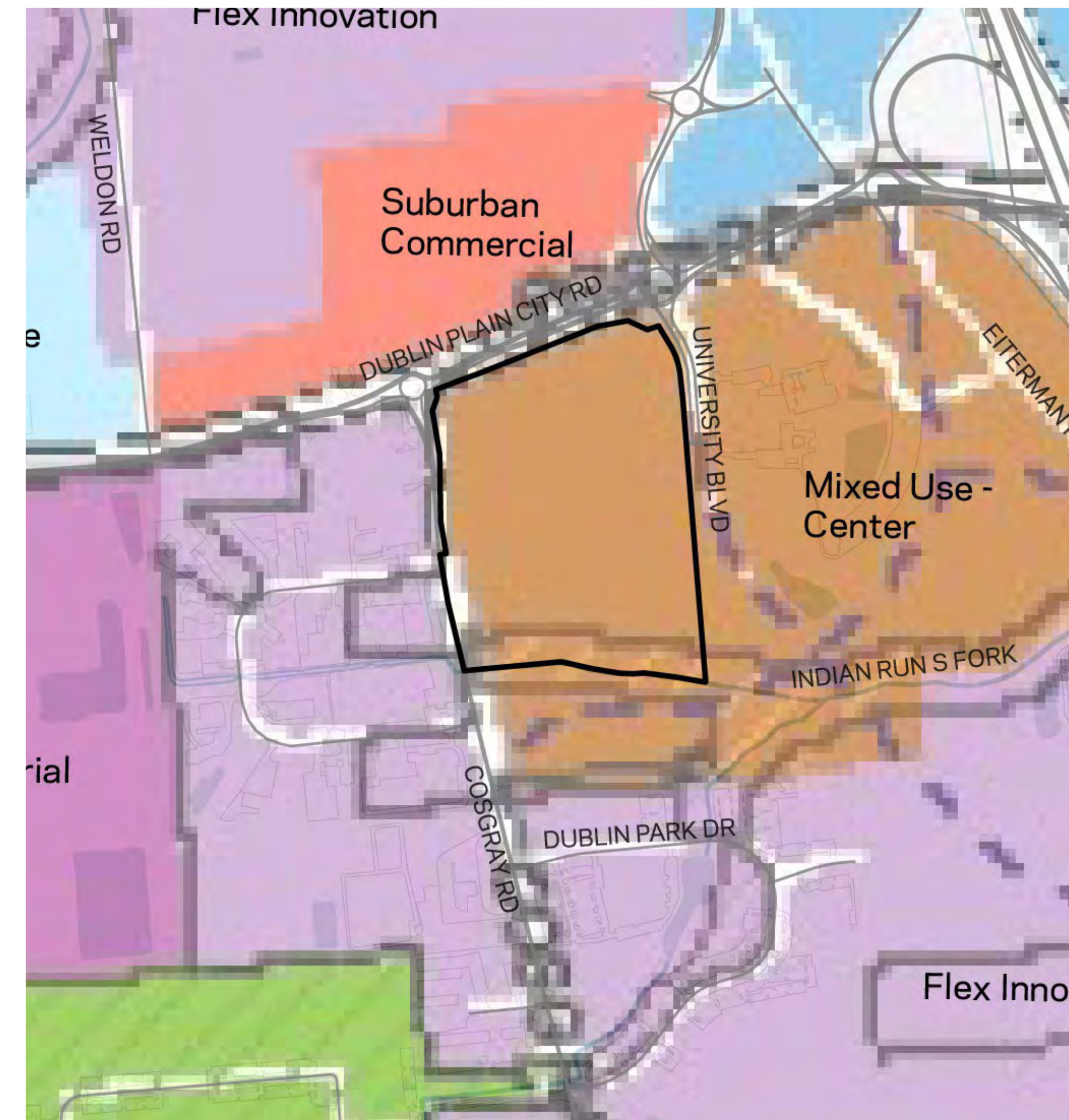
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EXISTING LAND USE



FUTURE LAND USE - 2022



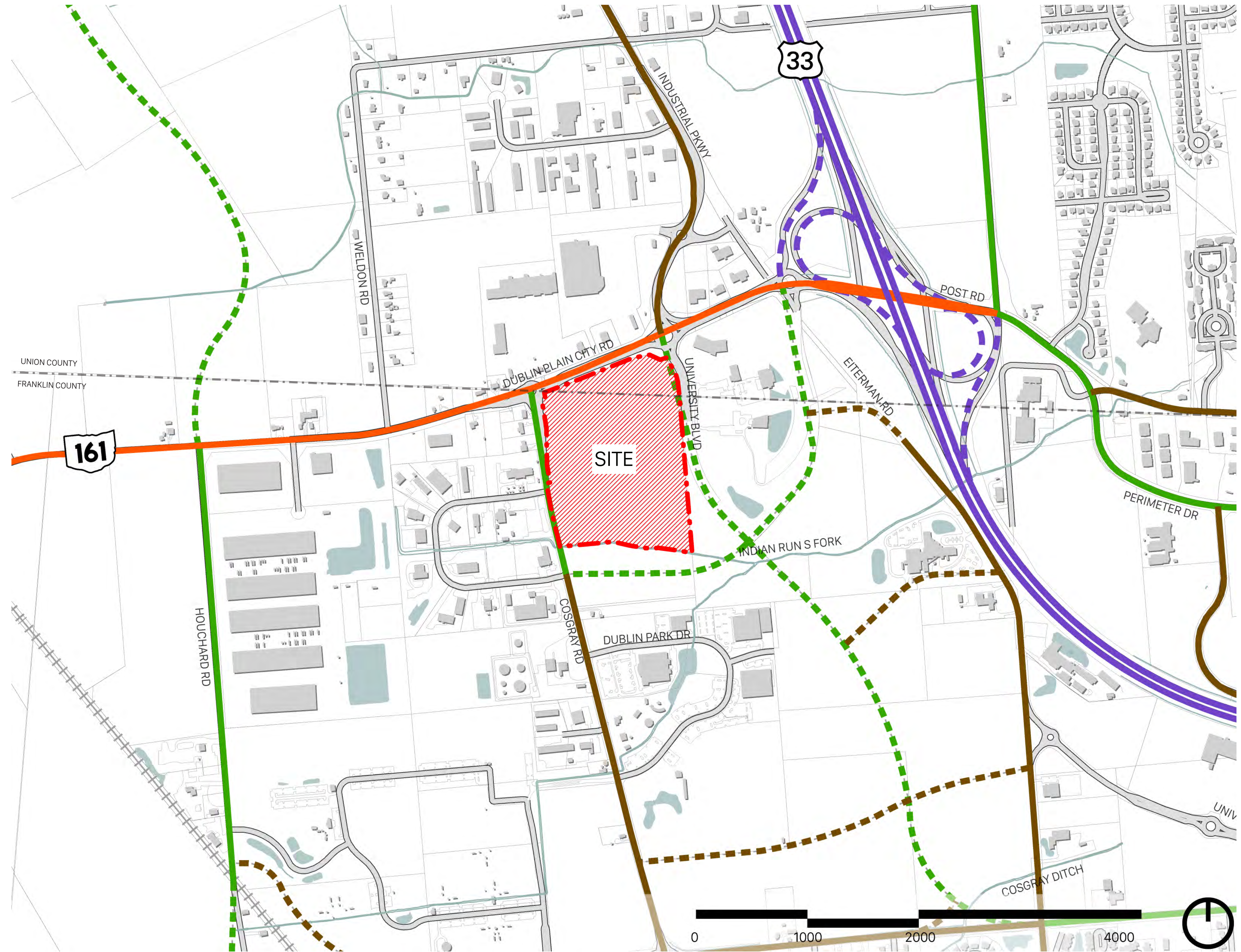
2024 COMMUNITY PLAN

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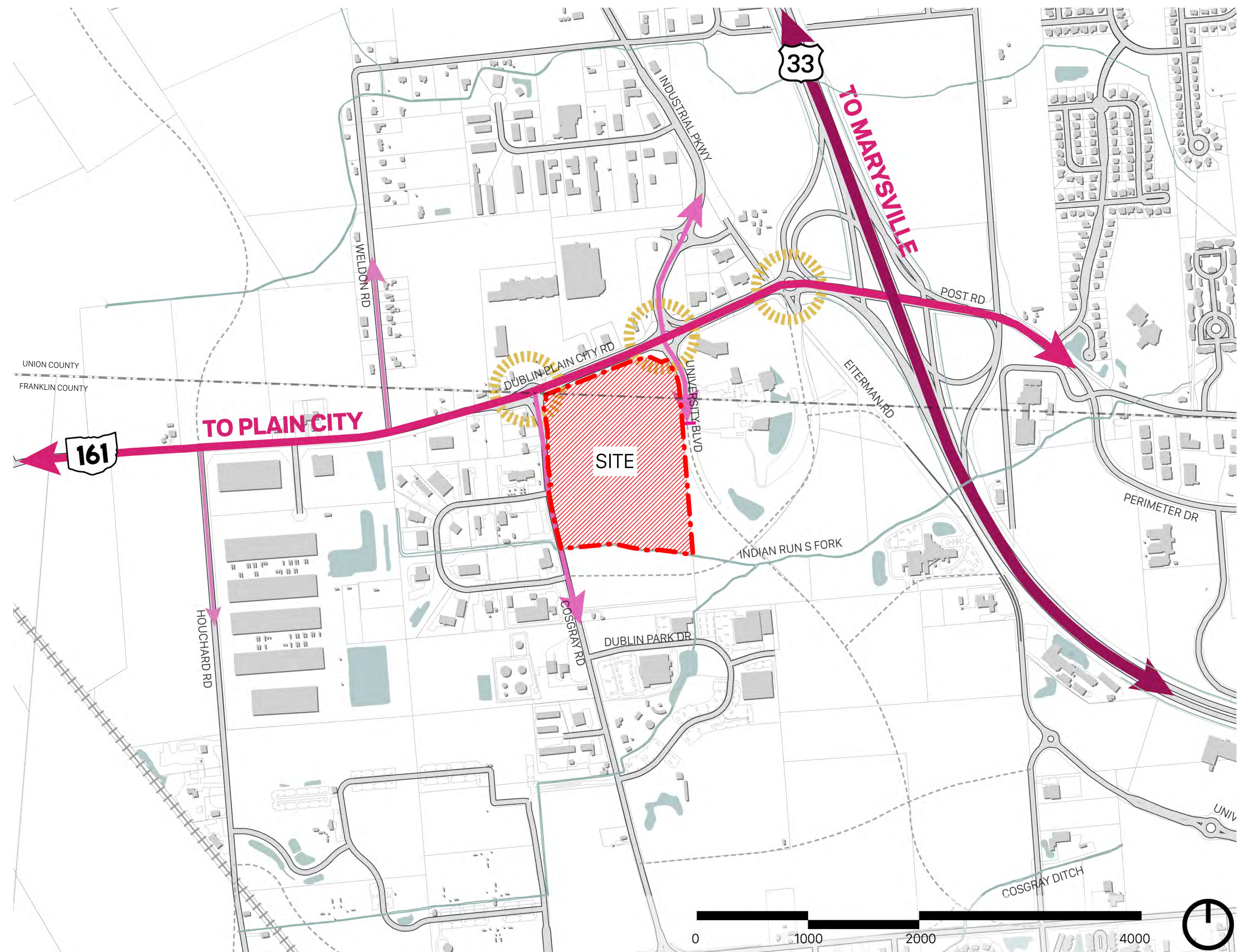
- Route 161
140' ROW
- Cosgray Road
100' ROW
- University Boulevard
100' ROW
- Bobcat Way / Technology Way
124' ROW

LEGEND

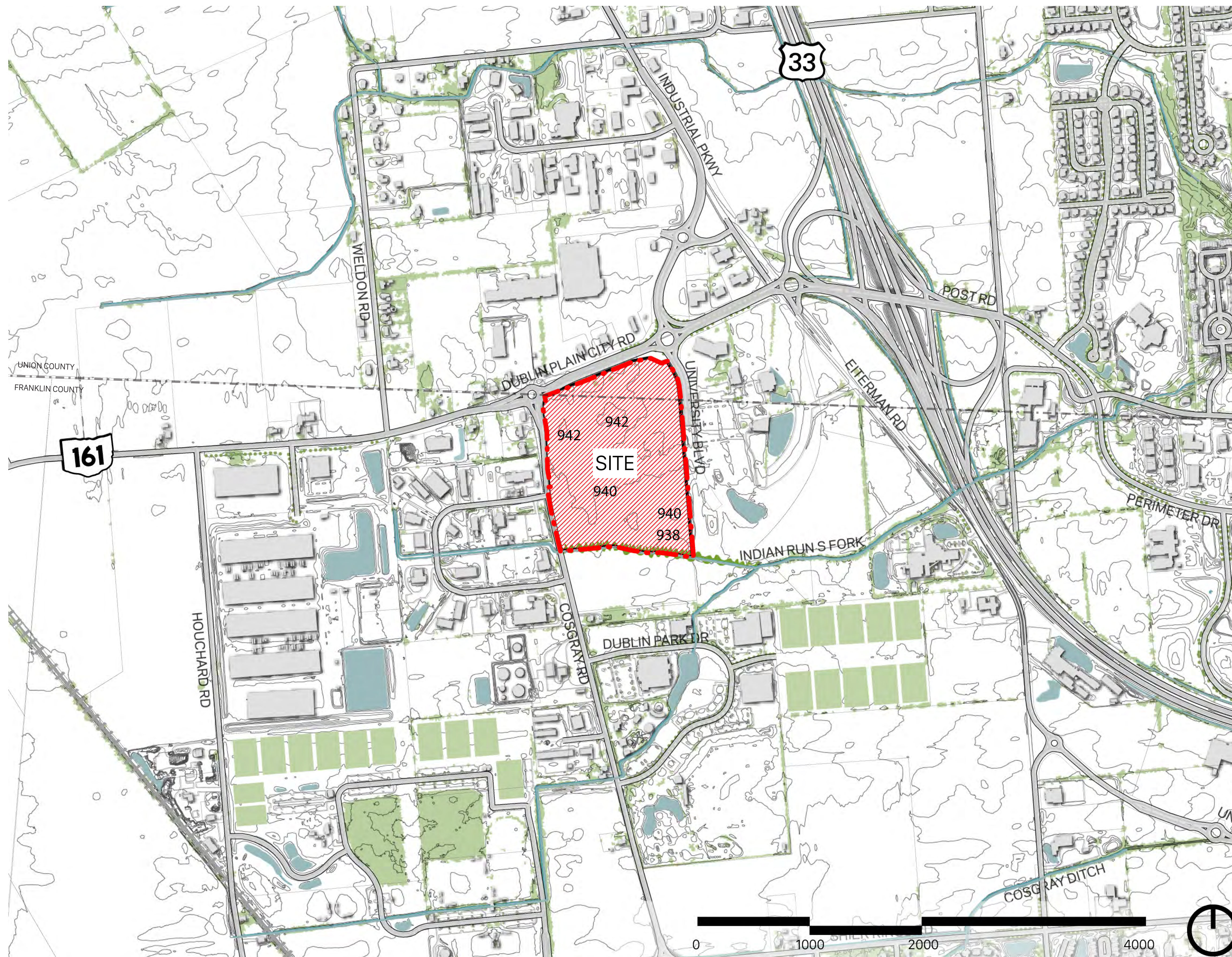
- Major Arterial
- Minor Arterial
- Collector
- Freeway
- - - Planned Collector
- - - Planned Minor Arterial
- Proposed Roadway from OU Framework Plan



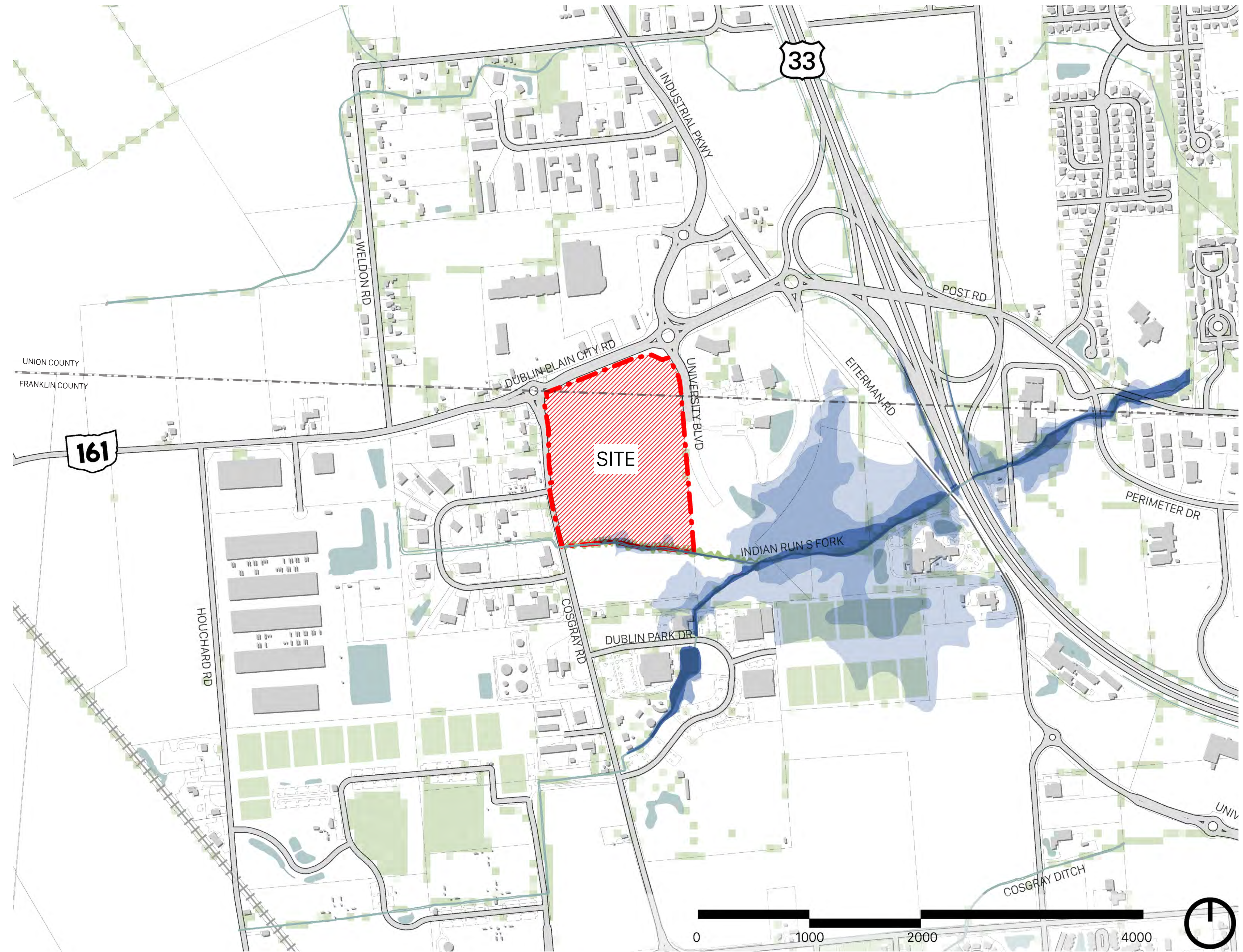
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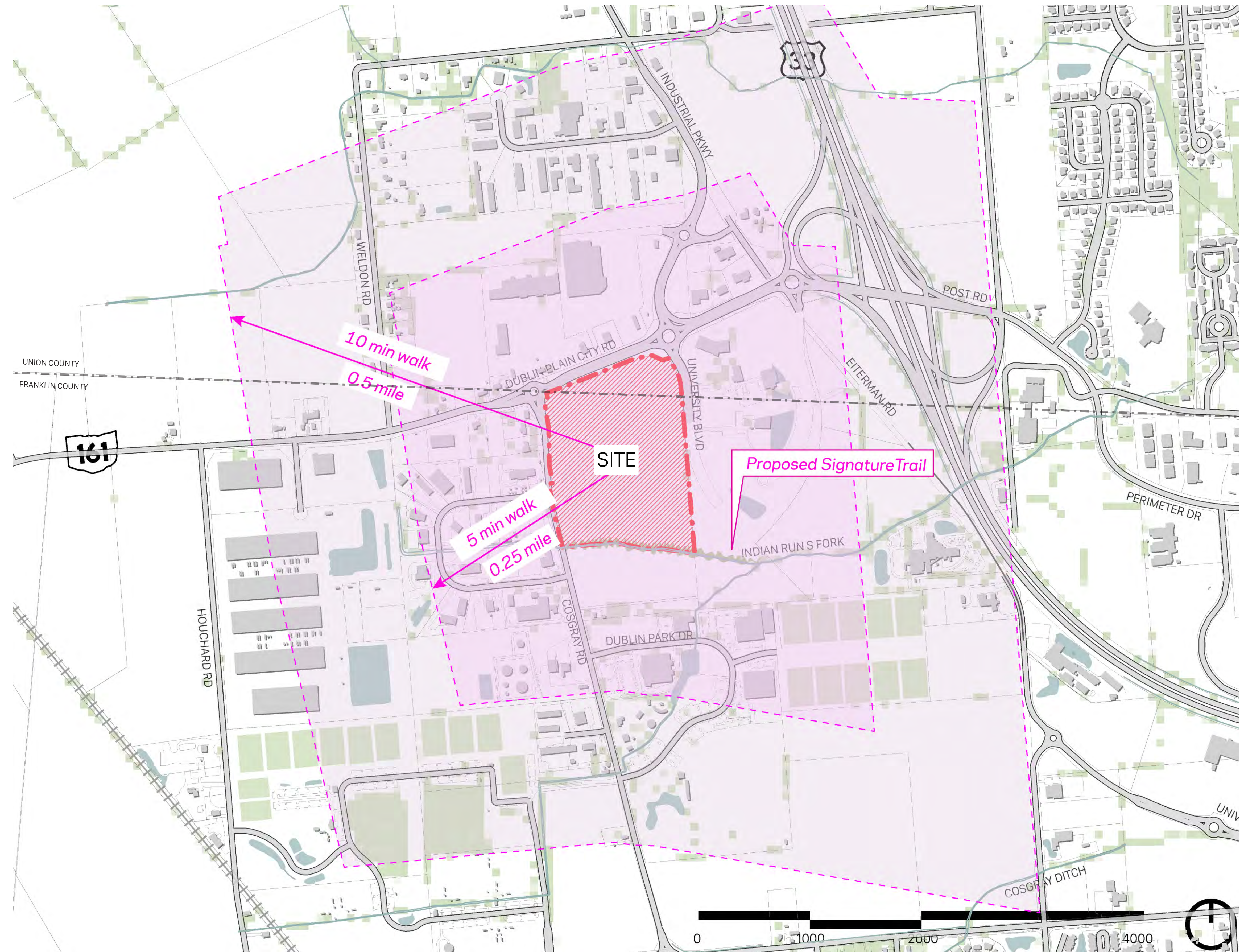
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LEGEND

-  500-year Flood Plain
-  100-year Flood Plain
-  Flood Way

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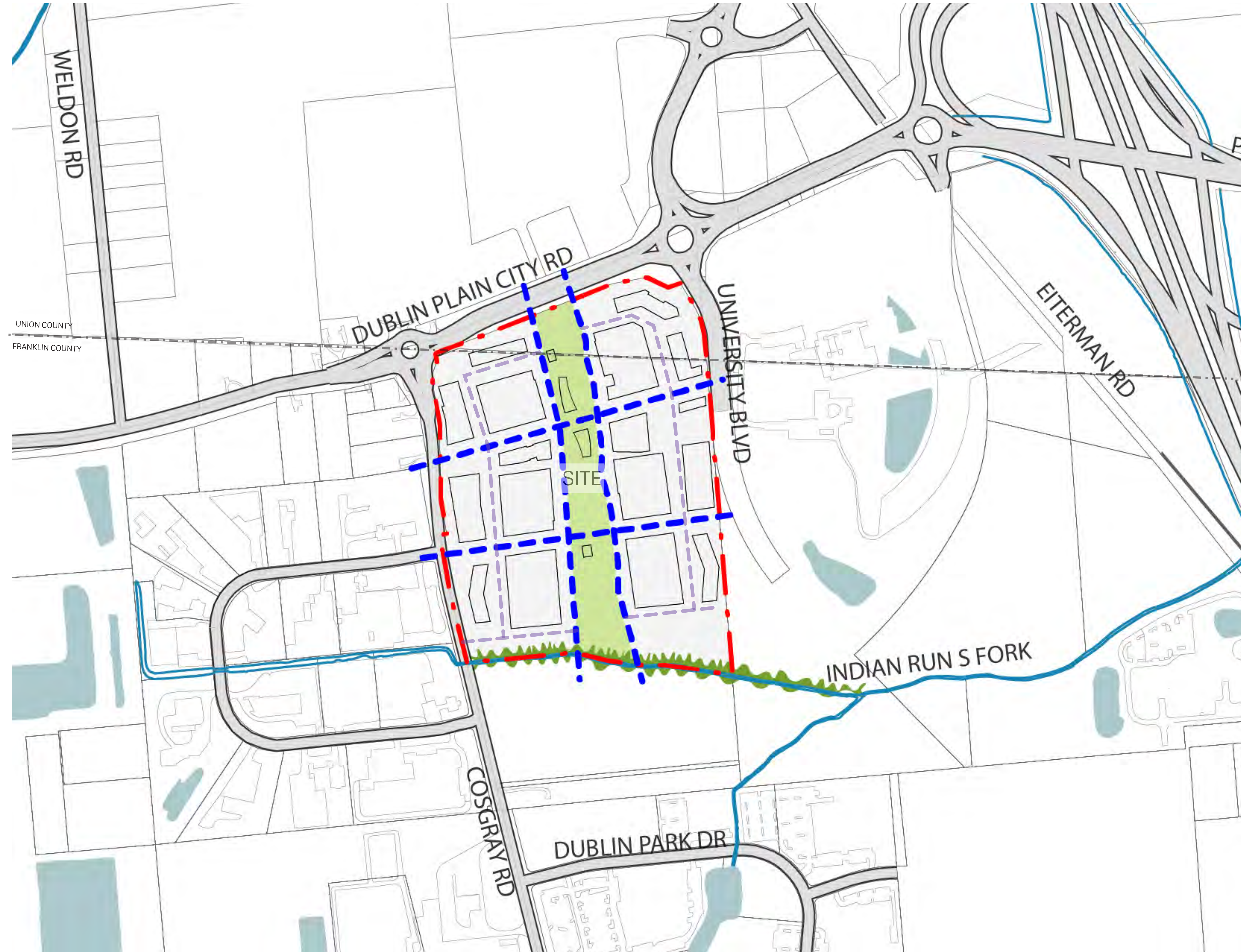
LEGEND

-  Existing Multi- Use Trail
-  Multi- Use Trail Under Planning Review
-  Proposed Signature Trail

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